

**SOLE
AGENT**



Apartment 12, Hanois House

Royal Terrace, Glatigny Esplanade, St. Peter Port, GY1 2JY

 x2  x1 **PERRYS TOWN L5 TRP 95**

- High specification apartment
- Two bedrooms
- Large reception space
- Luxury fixtures and fittings
- Prestigious Royal Terrace development
- Town seafront location
- Secure parking
- Excellent investment or owner occupier home

£545,000

LOCAL MARKET

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Estate House, Ann's Place, St Peter Port, Guernsey, Channel Islands, GY1 2NU





About Apartment 12, Hanois House

A delightful luxury apartment in the prestigious Royal Terrace development on the Town seafront. This stylish two bedroom home offers an open plan living space, small balcony to the side and secure underground parking for one car. With features such as solid oak kitchens, underfloor heating, Villeroy & Boch bathrooms, intelligent CAT 5 wiring throughout, and communal areas finished to an equally high standard, this is an excellent owner / occupier property or investment opportunity.

ACCOMMODATION COMPRISING

Entrance Hall

13'2" x 4'5" (4.01m x 1.35m)

Open Plan Kitchen Living Area

34'3" 10'10" (10.44m 3.3m)

Bedroom 1

17'9" x 11' (5.4m x 3.35m)

Bedroom 2

12'5" x 9'10" average (3.78m x 3m average)

Family Bathroom

9' x 5'7" (2.74m x 1.7m)

Outside

Good size, sea facing balcony. One parking space within the garage below.

Appliances

Washing machine, tumble dryer. Neff appliances include fridge, freezer, electric oven, four ring electric hob with extractor over and dishwasher.

TRP: 95

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water, electricity and drainage. Full electric underfloor heating.

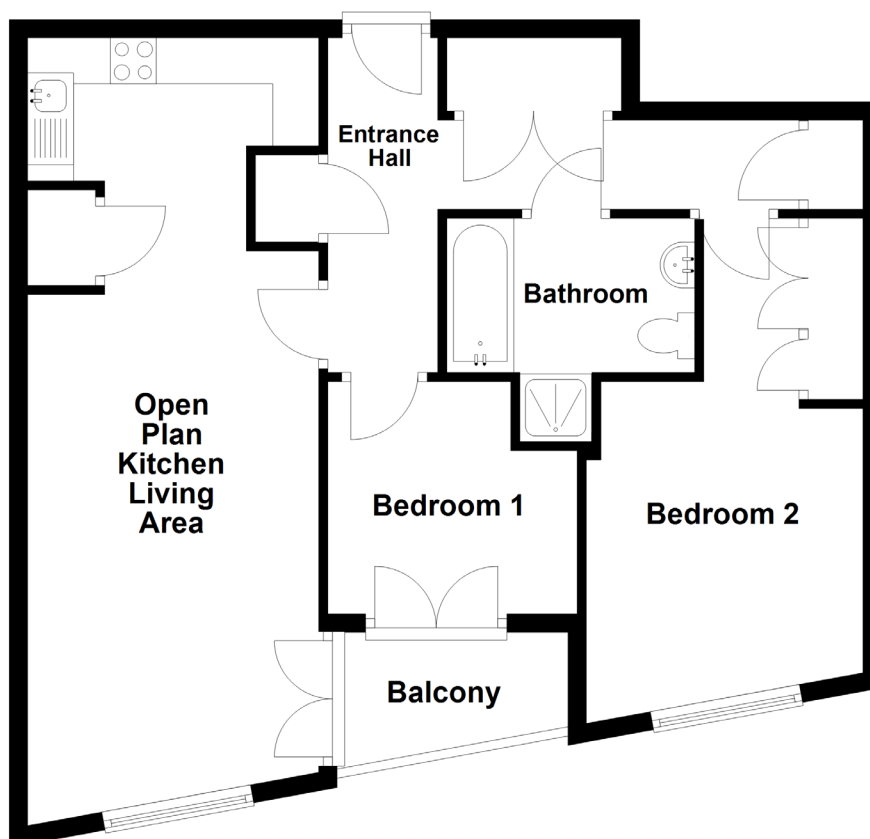
Construction: Cavity construction. uPVC double glazed windows. uPVC fascias and soffits.

Price includes: Carpets, curtains, light fittings and appliances as listed.

Service charge: £467 per month.



Ground Floor



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